



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, FEBRUARY 26, 2019, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.

Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

Members Present: Gary Delveaux, Matt Schueller, Deby Dehn, Ald. Barbara Dorff, Kathy Hinkfuss,

Excused: James Blumreich, Melanie Parma

Liaisons Present: Jeff Mirkes, Leah Weycker

Others Present: Ald. Brian Johnson, Ald. Randy Scannell

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 26, 2019, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to approve the agenda for the February 26, 2019, meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

The Authority took Regular Business Items 1 and 2 and then decided to take Items 9 and 10 out of order. Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to amend the agenda to take Items 9 and 10 out of order. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the January 8, 2019, regular meeting and February 15, 2019, special meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the minutes from the January 8, 2019, regular meeting and February 15, 2019, special meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action on awarding the 2018 Fair Housing Services Request for Proposals (RFP) in the amount of \$20,000.00.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to award the 2018 Fair Housing Services funding in the amount of \$20,000.00 to Metropolitan Milwaukee Fair Housing Council. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

2. Consideration with possible action on awarding the 2018 HOME Downpayment/Closing Cost Assistance Request for Proposals (RFP) in the amount of \$100,000.00.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to award the 2018 Downpayment/Closing Cost Assistance funding in the amount of \$100,000.00 to NeighborWorks Green Bay. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action to approve a Request for Proposals for the purchase and redevelopment of 436 S. Monroe Avenue (Tax Parcel 13-169).

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve the Request for Proposals for the purchase and redevelopment of 436 S. Monroe Avenue (Tax Parcel 13-169). Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

4. Consideration with possible action on the acquisition of 801 S. Broadway (Tax Parcel 2-217) using Neighborhood Enhancement Funds.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the acquisition of 801 S. Broadway (Tax Parcel 2-217) for \$90,000.00 using Neighborhood Enhancement Funds. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

5. Consideration with possible action on Commercial Facade Improvement Grant funds to Tiona Petrouske for enhancements to 1263 Main Street (Tax Parcel 8-301).

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve a \$7,300.00 Commercial Facade Improvement Grant to Tiona Petrouske for enhancements to 1263 Main Street (Tax Parcel 8-301). Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

6. Consideration with possible action on a short sale for 227 S. Buchanan Street (Tax Parcel 3-1063-2).

Moved by Deby Dehn, seconded by Kathy Hinkfuss to accept the short sale offer for 227 S. Buchanan Street (Tax Parcel 3-1063-2) and satisfy the mortgage pending receipt of funds. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

7. Consideration with possible action on "Lawn Care Services Contract" RFQ #3096.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to award the "Lawn Care Services Contract" RFQ #3096 to Best Enterprises. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Matt Schueller, Deby Dehn, No- None, Abstain- Kathy Hinkfuss

8. Consideration with possible action on the award of 2018 CDBG funding for RFP #3122 playground equipment at East River Van Beaver Park and Fort Howard Park.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to award the 2018 CDBG funding for playground equipment at East River Van Beaver Park to Northland Recreation in the amount of \$55,000.00 and Fort Howard Park to Northland Recreation in the amount of \$55,000.00. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

9. Consideration with possible action on the Request for Proposals (RFP) for the purchase and redevelopment of the Adams Street Lot, located on the 200 block of North Adams Street (Tax Parcels 12-64, 12-65, 12-66, 12-67, 12-68, 12-71, 12-107, 12-108, 12-109, 12-110, 12-111, 12-112).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to go into closed session for Items 9 and 10 at 1:40 p.m. Motion carried.

Ald. Barbara Dorff read the closed session language pertaining to both items.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to return to regular order of business at 2:24 p.m. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to proceed as directed in closed session regarding property on the 200 block of North Adams Street and surrounding property. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

10. Consideration with possible action to purchase real property at 227 N. Quincy St., 221 N. Quincy St., 624-626 Pine St., 618 Pine St., 616 Pine St., and 605 Cherry St. (Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and 11-191).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to proceed as directed in closed session regarding purchase of property at 227 N. Quincy St., 221 N. Quincy St., 624-626 Pine St., 618 Pine St., 616 Pine St., and 605 Cherry St. (Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and 11-191). Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

E. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

3. Next meeting: March 12, 2019 at 1:30 PM

F. ADJOURNMENT.

Moved by Matt Schueller, seconded by Kathy Hinkfuss to adjourn. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

VERBATIM

Go ahead.

- Mm hm.

- We're good?

- Mm hm.

- Alright, Chair Gary Delveaux.

- Here.

- Vice Chair Matt Schueller.

- Here.

- Alder Person, Barbara Dorff.

- Here.

- Jim Blumreich asked to be excused. Deby Dehn.

- Here.

- Kathy Hinkfuss.

- Here.

- And Melanie Parma asked to be excused. Very good. I put the motion to approve the agenda.

- Move to approve.
- Second.
- So Barb and Deby. All those in favor signify by saying aye.
- [Together] Aye.
- Agenda approved. Approval of minutes from, two I see, two items, January 8th and February 15th.
- Move to approve.
- Barb.
- Second.
- Alder Dorff and Kathy.
- All in favor signify by saying aye.
- [Together] Aye.
- Good. Minutes are then approved. Okay, Regular Business. First thing on the agenda. Consideration of the possible action of awarding the 2018 Fair Housing Service request for proposals, RFP, in the amount of \$20,000. Who's got that?
- [Woman] That's me. We sent out the RFP for the Fair Housing Services for the funding with the block grant for 2018. We received one proposal back from Metropolitan Milwaukee Fair Housing Council who has been doing the service for the city for the last, I don't know how many years, several years.
- With no complaint?
- With no complaints, yes, they do a very good job, and we are happy with them. And I recommend that we continue with this service with them for one year for \$20,000.
- Okay, any questions, or comments? So I'll entertain a motion.
- I'll make a motion that we award the 2018 Fair Housing Services funding in the amount of \$20,000.
- Motion.
- Second.
- That's a motion by Kathy, seconded by Matt. I'll go over the, oh, we have a board list, I'm sorry. There we go, okay. Next on our list, budget. Your's up?

- Yeah. Mine and my district.
- Mine didn't come up yet.
- We could turn this into, like a game show comedy. And the first person who responds gets money.
- Mine didn't pop. And now it went away.
- It didn't even look like it's on.
- Yes, it is.
- It was just on a second ago.
- Yeah, I'm not.
- Audio, right.
- Just give me the
- Okay, let me know.
- I didn't come in.
- No, I know, I didn't want that.
- [Woman] Okay, so it passed unanimously.
- That's good, thank you.
- Number two. Consideration of possible action on awarding the 2018 Home Down Payment/Closing Costs Assistance reach out proposals in the amount of \$100,000.00.
- [Woman] That's part of our 2018 Home Funding. We put a line item in there for 100,000.00 of down payment/closing cost assistance. We put out the RFP to have somebody come in and do this service for us. We received one proposal back from NeighborWorks Green Bay. They have done it in the past and we are happy and have been very successful with the program. They are proposing to do 20 loans at 5,000 a piece for new home buyers in the city of Green Bay.
- That's great. I want to move to approve that.
- Motion by Alder Dorff.
- Second.
- And second by Deby. Any questions or comments? If not, we still approve that, as well. Okay, are you even on, Kathy. You didn't hear about what I said, did you?

- I did log in.
- That's what it should have logged when it came up.
- See, it says new meeting.
- SBC.
- If we log you out of it. You and Deby.
- Yes.
- So it passed unanimously.
- Very good, thanks.
- Uh, chair?
- Yes, please.
- [Kevin] The Deputy Mayor has to be at another meeting. And wanted to be part of the discussions for number nine and 10. I can ask, I guess, respectfully request, if somebody wants to.
- Change the agenda.
- Yes.
- I move to amend the agenda, and move this item, which?
- [Kevin] Nine to 10. Our attorney, I know both of them involve closed-session language in terms of negotiations. I don't if we're allowed. We can do both at once?
- We can it at the same time.
- Okay, so I'd like to move to amend the agenda to move items nine and 10, put to right now, after this is decided, and let's see where this.
- Moved by Alder Dorff, second by Kath, to revise the agenda you guys set up. All in favor signify by saying aye.
- [Together] Aye.
- So with that, you're done with one, two. So now we're going to look at nine. Okay nine.
- Do you need us in closed session right away?
- Right away.

- [Kevin] Yeah, I think both of these involve some discussion about what both of these projects. One is dealing with requests for toll booths for the Adams Street parking lot. On their RDA, basically, it said to staff, alright, go figure out what's the pitch for the Bay Lake Bank building. They did some due diligence, and I think we have some information to report. We'd like some direction from RDA in terms of negotiating the strategy for that. The second piece in consideration, classified as purchase for the property on Quincy Street. That's the Associated Bank parking lot piece. Again, we've got a recommendation from RDA approval from the city to move forward with the acquisition of that property. We move into negotiations in terms of that purchase and sale agreement for another day. Wherever we are in that process, as well. Because both of those involve negotiations and acquisition and investment of money, I think it would be appropriate to discuss those in closed session before making any recommendations.

- I will now make a motion that we go into closed session. Do I read the language now?

- Yes.

- [Vanessa] Make a motion to go into closed session for both items?

- Both items nine and 10.

- [Vanessa] Mm hm, and then you read them.

- And now I will read it.

- We need a second before she reads it?

- Do we need a second?

- Okay, done.

- Second, please. And Kathy, seconds this, okay.

- Alright, the Authority may convene in closed session, pursuant to sections 19.85, Wisconsin statutes for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The authority may thereafter reconvene in open session, pursuant to section 19.85, Wisconsin statutes to report the results of the closed session and consider the balance of the agenda.

- Alright, so we need a roll call.

- Roll call.

- Roll call vote on that.

- So Gary Delveaux.

- Yes.

- Matt Schueller.
- Yes.
- Kathy Hinkfuss.
- Yes.
- Alder Person Barb Dorff.
- Yes.
- Deby Dehn.
- Yes.
- Okay, somebody pause.
- We are going.
- Alright, we're recording. We're recording.
- We're back again?
- [Kevin] Alright, so we're going back into open session. Gary Delveaux.
- Yes.
- Matt Schueller.
- Yes.
- Alder Person Barbara Dorff.
- Yes.
- Deby Dehn.
- Here.
- Kathy Hinkfuss.
- Yes.
- Okay, we are back in open session.
- [Vanessa] I got your paper on that

- [Woman] Oh, was that your phone?
- Okay, I'd like to--
- Ah, we'll wait, we'll wait a second. In closed session, we had discussion on items number nine and 10. We'll entertain a motion to our concerns there. Alder Dorff.
- I'd like to make a motion on item number nine, that staff proceed as directed, regarding property located on the 200 block of North Adams and surrounding properties.
- I'll second it.
- Okay, is there a second there?
- Deby.
- Okay, Deby, did you second that? So be it I lost that sheet.
- Just touch the Chrome at the bottom. The little circle at the bottom.
- I don't have a circle at the bottom.
- You don't?
- Nope. Oh, that little circle over here, that. Oh, okay, there. Alright, we got her.
- Okay.
- [Woman] It passed unanimously.
- Okay, and then they also had discussions on number 10. I'll entertain a motion.
- Yes, I'd like to make a motion to proceed, or the staff to proceed, as directed regarding the property at 227 North Quincy Street, 221 North Quincy Street, 624 to 626 Pine Street, 618 Pine Street, 616 Pine Street and 605 Cherry Street.
- Is there motion?
- I will second that.
- And Matt has seconded that. Any other discussion of permits, if not, we'll vote. Alright.
- [Woman] Passed unanimously.
- Very good, thank you. Thanks very much, everybody, input. Back to item number three. Consideration with possible action to approve a Request for Proposal for the purchase and development of 436 South Monroe Avenue, Tax Parcel, 13-169. Alright, who's got this one?

- Hello.
- Oh, hi. How are you doing?
- Yes, so this is--
- Ah, well we're on number there.
- [Kevin] Yep, this is number three. Oh, that's four, sorry.
- It says four on there.
- [Woman] Yeah, it's number four. I didn't update the PowerPoint from the cancellation.
- Okay, so anyways, it's--
- It's the right one.
- [Woman] Yes, the right one, sorry.
- That's fine.
- [Woman] So this is the corner of Chicago and Monroe. That parcel over there on Monroe, across the street from the gas building.
- Okay.
- [Woman] So we are going to put out a Request for Proposals for the purchasing redevelopment to mixed use or essential multifamily development on that site.
- [Man] Wonderful, thanks for helping us with this.
- [Woman] So what was there previously was residential, like multifamily, like, yeah
- Not nice properties.
- Yeah. So those were fully demolished, and right now, it's just a grass lot. And it's about half an acre. So we are putting this out and it has our usual criteria about aligning with the strategy, and to have nice form because this is part of our 2014 Authenticity Plan. It's right on the edge.
- Mm hm.
- So we want this to be a nice gateway on the Monroe corridor. So we are looking to have this out soon, and to bring this back, to have the proposals by April 12th, and then propose that to bring it back to the main RDA meeting with a recommendation.
- Okay, any questions, comments?

- [Kevin] To just provide some context, I think one of the things that we're looking to do is, to continually go through our inventory of properties that we own, Ken's got, Ken has a list here.

- But internally, we've identified, I think, some of the major properties that maybe we've had for a while and maybe we haven't had out on the market for a while. So I think there's opportunities to make a concentrated effort where things are going on and there's action, and that time was probably right for putting this out for proposal. So we think that's an internal discussion of what we'd like to see. And we'd like your blessing to move forward, but put this out.

- Anything we can think about towards tax rolls is a good thing.

- Mm hm.

- I'd make the motion to right to approve issuing the RFP for that site.

- Second.

- Motion made by Matt, seconded by Alder Dorff. Any questions or comments? If not, we shall vote. Alright, what's my mark?

- [Woman] It's passed unanimously.

- Very good, thank you. Number four.

- Thanks, Erin.

- Consideration for possible action in an acquisition of 801 South Broadway, that's Tax Parcel 2-217 using Neighborhood Enhancement Funds.

- [Ken] Alright, so if we're gonna be getting rid of a property, we need to get another one, right?

- Yeah.

- Sure.

- That's a great idea.

- [Ken] So this is highly visible property, right when you come off of Mason Street here, onto Broadway. Kind of a gateway into the new Shipyard District. The owner approached the city with all the hype of the Shipyard, and he was looking to move most of his operations. He uses this facility right now just as kind of a storage area. It was used as a recycling center for electronics over the last 10 years. It also was used, previously before that, as a service station. However, the pumps have been removed, and there was an environmental study done in 1999 for the removal of those tanks. However, we do need to do a phase one study before we can close on this property, just to kind of protect us from any liabilities of any other contaminants. And we have reallocated some of our Brownfield Assessment Funding for that, so that extra cost won't be added onto our acquisition costs. We were able to negotiate a sale price of \$90,000.00 for this property, and we can close on it

as soon as we complete that phase one environmental study. So we are recommending the acquisition of this property.

- Alright. Questions or comments?
- In the document, it says the staff has a signed offer to purchase.
- Yeah, we have an offer to purchase on the property.
- Okay, so city of Green Bay has?
- Yeah, on behalf of the RDA, sorry.
- So we will have one, we don't have one now?
- We do have one.
- Oh.
- [Kevin] We make all our offers as, we make it by property.
- And we make it--
- Contingent upon?
- It's all contingent upon.
- Approval of the RDA.
- Yes.
- So yeah, we put the offer in--
- That's like it has to be, 'cause I'm like.
- Yeah.
- Yep.
- Yeah, all of our offers are contingent on that. And then also the thing for everybody, so.
- Glad I got that clear.
- Yeah, no problem.
- And Ken, what would be kind of the longer-term view on what to do here?

- [Ken] Well, it's a highly visible site. So I think there's a lot of opportunities here. Right next to Mason Street there, you have a new bar, just went in there. There's another property right next to this that I think would be prime for some redevelopment, as well. Looking at getting--

- It's potential of vacate the street, that--

- Correct, correct. So that's the other option. That Third Street, little nub that comes off there, there's really never any option of that street continuing through. So that could be adjoined, make it an adjoin to this property. So, almost doubling our property there. Short term, we're gonna assess the building, see if there's any kinda use for it now. If not, we were thinking that maybe some gateway signage in the interim until maybe some other higher development comes in and sells it.

- So this is adjacent to one of the properties we are in? Is that what you mean?

- It's close to the Shipyard, it's not, so that's Mason Street, right there, right on the other side of the Shipyard.

- We own some things on Fourth?

- [Ken] We do own on Fourth, correct. The Premade Bicycle Collective has their garage on our Fourth Street property there.

- From a developer perspective, all the proper infrastructure's there, water, sewer, everything?

- Mm-hmm.

- All there, there you go.

- Got it.

- I'd like to move to approve that we move forward with the acquisition of the property on 801 South Broadway, using Neighborhood Enhancement funds.

- Motion by Alder Dorff, seconded by Matt. Any other questions or comments? If not, we shall vote.

- [Woman] Passed unanimously.

- Thank you.

- You're welcome.

- Thank you.

- Number five, Consideration with possible action on Commercial Facade Improvement Grant funds to Tiona Petrouske, I hope that's right, for enhancements to 1263 Main Street, Tax Parcel 8-301. Yes, please.

- That's me. Alright, so, we have received another Commercial Facade Grant application. This is for 1263 Main Street, the Main Street Commons building. Tiona Petrouske is the primary applicant. She's working along with Jim Brick, property owner, and Betz, the salon owner, so this is a multi-tenant building, all commercial. And it's in an old building. I think it's almost fully utilized right now, is that right, Jim? So it's a pretty important building for the district. So what they're recommending doing is installing nine new ground floor window awnings, on which you should see there. Also doing some electrical work and some installation for some new exterior lighting. The total project cost is estimated to be about, well just under \$13,000.00. So our design review committee scored the application. Based on that scoring, and the available grant funds we have left for this year. We're recommending a grant award of \$7,300.00, which would fund about 58% of the project. That's our recommendation, Jim Brick, the property owner, is here if you have any questions for him. I'm happy to answer any questions on that too.

- I just have a question for you.

- Yeah.

- So is it typical that we would just give about half of what it would cost to do it, for funding something?

- So the way that the program is written is we can give up to 75% of the project cost. We would require at least the 25%. We don't usually give quite that much. It kind of depends on the impact of the project, how much funds we have available, those sorts of factors.

- Okay, that's what I needed to know, thank you.

- You're welcome.

- Very visible building.

- Mm hm.

- That's gonna make a lot of sense. I'll entertain a motion.

- I'll move to approve.

- Alder Dorff moved to approve.

- Or it could be--

- That's okay, I'll second.

- Seconded by Kathy.

- Questions or comments.

- It looks nice.

- It looks great.
- It's gonna look great.
- Yeah.
- Any improvement.
- [Woman] Passed unanimously.
- Thank you. And number six, consideration with possible action on a short sale for 227 South Buchanan Street, Tax Parcel 3-1063-2. There you go, good to see you, Kevin.
- [Kevin K.] Good to see you too. So we have a property undertake a loan through the Redevelopment Authority in 2015. During that process the owner actually died, and the house was willed--
- Oh, she died.
- [Kevin K.] It was willed to her daughter, who was without, and wholly disabled, and her sister moved in, with her family, to take care of the house and the daughter. And they took care of the daughter, but not the house. Behind the taxes, and in trouble financially, so the house was on the market. And it's in pretty rough shape.
- It's a mess.
- [Kevin K.] So, their attorney contacted our office and had an offer of \$62,500.00, which would cover just about 80 or 90% of our loan. So, our recommendation is that we take the short sale, and the impact on us would be 2,740.62 reduction in funds. The other option was to make an offer to purchase the property, and tear this thing down. And we have a lot of money into it.
- Yeah.
- Yeah.
- And these are Home Loans?
- HIL loans, correct.
- Yeah.
- [Kevin K.] Our recommendation is to take the short sale.
- 'Cause I think there's someone that wants to buy it and fix it up, right, that's the plan?
- [Kevin K.] Yeah, we have a buyer already.
- We have a buyer willing to take it on.

- Yeah.
- I was looking at this.
- So, I make the motion to approve the short sale of the house.
- And I'll second it.
- Okay, a motion by Deb, and second by Kathy. Any other questions or comments? And now we shall vote.
- [Kevin K.] Thank you.
- Where is the
- She is disabled.
- [Woman] It passed unanimously.
- Thank you. Consideration with possible action on Lawn Care Services Contract, RFQ 3096.
- [Woman] I'm here.
- Ken?
- [Ken] Alright, pretty straightforward on this one.
- Stepping in? You're gonna do lawn care?
- So I worked with purchasing on putting out a request for quotes, we received two quotes back for lawn care service, which includes mowing, trimming, and trash removal on RDA properties. The lowest qualified bidder was Best Enterprises. We had worked with them before on demolition contracts, but this will be the first time that we'll be working with them on mowing contract. They narrowly beat out our previous vendor by, basically, \$130.00 per mowing, so it does add up over time, 'cause we do mow weekly, so it seems like a small amount in the quoting of this, but if you take that over the whole summer, we're gonna be saving quite a bit of money here. We'll be, let's see here, the contract is going to be a one year contract with the possibility of four, one year extensions of that contract. So we are recommending awarding the Lawn Care Service contract to Best Enterprises. And, yeah, we had our other vendor here, but they had left, I guess, during our closed session, so.
- Bottom line, you went your right procedures, right?
- Yes, correct.
- And this is the lowest bid.

- Yep, lowest responsible bidder.
- And very similar work, bottom line.
- Right.
- So, with that in mind, I'll entertain a motion.
- Did you factor in the 2% increase every year?
- Yes, yep.
- Alright, I move to approve.
- Second.
- Moved by Alder Hinkfuss, and second by Matt. Before we approve, any other questions or comments?
- No.
- We shall vote. You've been busy, Lisa.
- [Woman] Somebody abstains.
- Alright.
- I wonder what her story is.
- That's mine.
- I'll have to ask--
- It's a relation. One of the companies, so.
- [Woman] So it passed.
- Alright.
- [Ken] Thank you.
- Alright, consideration with possible action on the award of 2018 CDBG funding for RFP number 3122, playground equipment at East River Van Beaver Park and Fort Howard Park.
- [Woman] As part of the 2018 CDBG funding, Annual Action Plan, the Parks Department proposed to purchase playground equipment for these two parks. And they have gone out for RFP on it. And the RFP has come back and they would now like to award these contracts.

- Where are these?
- Is that Beaver?
- Uh, it's west side.
- Or it's west side?
- Oh, I thought it was east side.
- No, it's Beaver and Howard Park, sorry.
- 'Cause it's East River.
- [Woman] Kaurie is here from the Parks Department. In case we have any questions.
- Okay.
- [Kaurie] Hi, I'm here to answer any questions. We're just requesting old equipment, basically. We got three vendors to respond. One of the vendors submitted two options, which was, any of the vendors could have done that. But Northland Rec was the only one to do that. And we did the scoring, basically, based on, I don't know if you have it in your hand, it looks like you do.
- Mm hm.
- Yes.
- [Kaurie] That left hand column kind of breaks down the first images of play valley, and that sort of stuff, and so we have our, a team of people who look through that sort of thing, people from the Rec department, myself, and someone who does the maintenance on the equipment, and choose what we think is best, so.
- It looks beautiful.
- [Kaurie] Good
- Questions or comments? If not, I'll entertain a motion.
- I make a motion to approve the purchase of playground equipment.
- Is there a second?
- I'll second.
- Okay, motion to approve, Kathy, seconded by Matt. Any other questions or comments? If not, we shall vote.
- [Woman] Passed unanimously.

- And, thank you. Now first we did nine and 10. That pretty much leaves informational. I had a couple of questions on the check register, which you answered, so that's great. Director's report. Kevin,

- [Kevin] I've got it. So I may have heard Corona Hotel up the street opened. So a round of applause for us.

- Yay!

- [Kevin] I think you've all been through it by now, so, yeah, I thank you guys for your support through all the fits and succors of that. It's a really great accomplishment in our town, for the city as a whole, and really for the region. A great asset that nobody else has, so, thanks for sticking to it, and yeah, it's gonna be great.

- Thank you to the Mayor. There's that.

- Yeah.

- It's a great addition, it looks beautiful

- [Kevin] Yeah, so, we're pretty busy with some other things. Talked today at the State event On Broadway, provided a little update on the Shipyard project. Right now we're really in the lead as far as all the technical details, I've heard a lot about soils and compaction, floodplains, and everything, that's where we got a consultant to do this. So we've been working with Stantec, and Stantec's been working with us and also Breakthrough. So we've been having some meetings. We're only kind of discussing the first phase of bringing in the fill to do the remediation, and then brings out a floodplain. That's been parallel with some discussion about the infrastructure. Now you know we talked about, Arndt Street, Pearl Street, Bridge Street, and the timetable for those, the railroad crossings. And then we've also been working on the concept plan, or actual design plan for the shipyard piece itself. I think we've had a really successful open house and survey in the middle of the winter. And working with Stantec kind of refined those details into the final, I guess, plan that we're bringing forth in a proof for the RDA.

- Great.

- [Kevin] For approvals for our side of it. But I think it's really good that we've got the same consultant working with us and Breakthrough, that's gonna tie the site, and all the detail together. So yeah, so I think that continues to go on. I think the Mayor mentioned, right down the street from that, we have them moving on the coal piles, tomorrow, kind of continuing that discussion of, when we talked about windows of opportunity?

- Yeah.

- [Kevin] I think the pieces are falling into place that we have started to work on development of that west side, and further extend Broadway. It's a great opportunity for some additional development in that area. I saw you today, Whitney School broke ground today.

- Baird broke ground.

- [Kevin] Oh, what did they do? I didn't see an actual sledgehammer, so, they're starting work on that apartment building.

- They couldn't knock through the ice.

- [Kevin] So starting that renovation, which was really exciting, and then they'll break ground on their town homes this spring. But they anticipate both of those to be open by the end of the year. So, again, good buy, get our bidders, town homes, face forward, those are up out of the ground, you can see those. Whitney's underway, you'll see, and OneMain, so there's just a lot of transformation around Whitney Park right now, which is really.

- A beautiful amenity is Whitney Park itself,

- Yeah.

- Right in the middle.

- [Kevin] Yep, fantastic, and thanks to Jeff Hastings for all the programming and things they've been doing over there. It makes a really great, great asset. So I think I don't have anything else, that I'm working on.

- When is the Friar--

- [Kevin] Oh, Friar House, they are finishing, I think, they are just finishing up to their financing pieces, but they should probably be able to break ground without, and they should get moving on that this spring.

- When is that thawing out?

- Thawing out?

- June?

- [Kevin] You know, it is funny because we jinxed ourselves. If you got in the ground, really, in December, there's only like an inch of frost. But basically, since the New Year, it's gone from an inch, to.

- Yes, and the old Larsen building seems to be getting pretty full, there's lots of activity over there.

- [Kevin] Yeah, over at the Railyard, yep. So they're almost finished with construction of the next warehouse office building R, and working on leasing after that. Town homes are on level ground. And then we just got the plans to acquire some additional property at the railroads, we have to move forward with the infrastructure. Putting in Kellogg Street, Bond Street, Donald Driver Way, and network will start laying out this, this spring. And then same thing with Broadway Lofts is gonna be looking at the housing flurries, just to firm up their housing piece.

- Broadway's gonna close in April?

- [Kevin] And then those get started shortly after that, they open next year.
- Oh it's neat we have that many projects, unbelievable.
- Finally that are going so good.
- Do you have a questions, for any of us, or the staff?
- It's amazing what happens around here.
- Well done, lots of stuff.
- Oh my gosh.
- Lots of really, really good stuff.
- Yeah.
- It does look good.
- Well, I'll tell the other team.
- Alright, I'll entertain a motion to adjourn.
- So moved.
- So Matt, and Kathy. All those in favor signify by saying aye.
- [Together] Aye.
- We're adjourned.